

COUNCIL AGENDA ITEM # \_\_\_\_ FOR  
TUESDAY, MAY 11<sup>TH</sup>, 2004

BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

May 4, 2004

TO: The Honorable Mayor and City Council

THROUGH: R. Alan Shubert, P. E. - Building Permits and Inspections Director

FROM: Tom Maguire, Housing Compliance Supervisor

SUBJECT: 7361 Alameda Avenue Space V (Rep. District #3)

Scheduling a public hearing to be held on June 15<sup>th</sup>, 2004 to determine if the property located at 7361 Alameda Avenue Space V in the City of El Paso (Legal description on file with the City Clerk) is a fire and safety hazard, and a nuisance and whether the same should be repaired or demolished. The owners of record as of March 3<sup>rd</sup>, 2004, Alfredo and Delia Martinez, 4923 Knox Drive, El Paso, Texas 79904, have been notified of the violations at this property. District #3

**RAYMOND C. CABALLERO**  
MAYOR



**BUILDING PERMITS AND INSPECTIONS  
CODE COMPLIANCE**  
March 24, 2003

Alfredo & Delia N. Martinez  
4923 Knox Dr.  
El Paso, Texas 79904-3427

Re: 7361 Alameda Ave. #V  
Lot: E130TD10WP7690  
Blk: 56\*Detrioter Rental  
Zoned: C-1  
COD03-04009  
Certified Mail Receipt #  
7002 2030 0005 7053 4358

**CITY COUNCIL**

**JAN SUMRALL**  
DISTRICT NO. 1

**ROSE RODRIGUEZ**  
DISTRICT NO. 2

**LARRY M. MEDINA**  
DISTRICT NO. 3

**JOHN COOK**  
DISTRICT NO. 4

**DANIEL S. POWER**  
DISTRICT NO. 5

**PAUL J. ESCOBAR**  
DISTRICT NO. 6

**LUIS G. SARIÑANA**  
DISTRICT NO. 7

**ANTHONY COBOS**  
DISTRICT NO. 8

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
- c. Boarded up, fenced, or otherwise secured in any manner in if:

7361 Alameda Avenue #V

- i. The building constitutes a danger to the public even though secured entry, or
- ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 7361 Alameda Avenue #V has the following violations:

- a. The foundation has not been maintained in a safe manner.
- b. The floors have not been maintained in a safe manner.
- c. The walls have not been maintained in a safe manner free of holes and cracks.
- d. The roof structure has not been maintained free of defects that may cause leaks.
- e. The means of egress is/are inadequate and do not meet minimum code requirements.
- f. The plumbing system is inadequate and does not meet minimum code requirements.
- g. The electrical system is inadequate and does not meet minimum code requirements.
- h. The HVAC system is inadequate and does not meet minimum code requirements.
- i. This case is being submitted to the City Attorney's office for condemnation proceedings. The City Council will decide if the building should be condemned, vacated and secured, or demolished as per Sec. 18.52.040 of the El Paso Municipal Code.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address

7361 Alameda Avenue #V

of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5<sup>th</sup> floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:

A handwritten signature in black ink, appearing to read "Wayne Fannin". The signature is fluid and cursive, with the first name "Wayne" and last name "Fannin" clearly distinguishable.

Wayne Fannin  
Building Inspector

WF/rl

7002 2030 0005 7053 4358

U.S. Postal Service	
<b>CERTIFIED MAIL RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Alfredo & Delia N. Martinez 4923 Knox Dr. El Paso, Texas 79904-3427 Re: 7361 Alameda Ave. #V	
PS Form 3800, June 2002 See Reverse for Instructions	

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WF  
 Alfredo & Delia N. Martinez  
 4923 Knox Dr.  
 El Paso, Texas 79904-3427  
 Re: 7361 Alameda Ave. #V

2. Article Number

(Transfer from service label)

7002 2030 0005 7053 4358

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

31 MAR  
 X Alfredo Martinez

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

Lt #3

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice May 11<sup>th</sup>, 2004 regarding the property located at 7361 Alameda Avenue Space V, was filed with the County Clerk's Office, the official public records of real property for El Paso County.

\_\_\_\_\_  
Richarda Duffy Momsen

Executed this \_\_\_\_ day of \_\_\_\_\_, 2004 on behalf of  
the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS  
COUNTY OF EL PASO

Subscribed and sworn to before me, this \_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property located at 7361 Alameda Avenue Space V, was PUBLISHED in the official City newspaper on the \_\_\_\_day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 7361 Alameda Avenue Space V, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Alfredo Martinez  
4923 Knox Drive  
El Paso, Texas 79904-3427

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 7361 Alameda Avenue Space V, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Alfredo and Delia Martinez, Owners  
7361 Alameda Avenue, Space V  
El Paso, Texas 79915

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 7361 Alameda Avenue Space V, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Paul M. Douglass  
604 Myrtle Avenue  
El Paso, Texas 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 7361 Alameda Avenue Space V, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Elena C. Fernandez  
341 Buena Vista Drive  
El Paso, Texas 79905

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 7361 Alameda Avenue Space V, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Refugio C. Briones  
341 Buena Vista Drive  
El Paso, Texas 79905

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 7361 Alameda Avenue Space V, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Alfredo Martinez  
8500 Viscount Blvd., Apt. 8L  
El Paso, Texas 79925-6408

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 7361 Alameda Avenue Space V, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Alfredo Martinez  
12158 Saint Jude Avenue  
El Paso, Texas 79936

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector



I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 7361 Alameda Avenue Space V, was (HAND-DELIVERED) to:

City of El Paso  
C/O City Clerk  
#2 Civic Center Plaza  
El Paso, TX 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 7361 Alameda Avenue Space V, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe  
AKA Tigua Indian Community  
119 S. Old Pueblo Road  
El Paso, Texas 79907

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated May 11<sup>th</sup>, 2004 regarding the property at 7361 Alameda Avenue Space V, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

El Paso Central Appraisal District  
5801 Trowbridge Ave.  
El Paso, Texas 79925

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at 7361 Alameda Avenue Space V, El Paso, Texas.

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

**EL PASO CITY-COUNTY HEALTH & ENVIRONMENTAL DISTRICT**

**ENVIRONMENTAL HEALTH**

**M E M O R A N D U M**

**FILE COPY**

**DATE:** April 9, 2003

**MEMO TO:** Tom McGuire, Housing Compliance Supervisor

**FROM:** Jorge Ramirez, Sr. Environmental Health Inspector *JR*

**SUBJECT:** Condemnation Report

**RE:** 7361 Alameda Ave. space # V. 79915

An inspection of the property was conducted on April 9, 2003 and the conditions checked were found in violation of Title 9 - Health and Safety, El Paso Municipal Code.

**SECTION 9.04 - SOLID WASTE STORAGE AREA:**

N/A

**SECTION 9.04.340 - ACCUMULATIONS:**

N/A

**SECTION 9.16 - NUISANCE:**

N/A

**SECTION 9.16.010 - DESIGNATED:**

N/A

**SECTION 9.28 - RAT CONTROL:**

The structure consists of an old model mobile home, which is decaying.

**NOTE:** No health hazards were seen.

If you require additional assistance on this matter, please call me at (915) 860-2378 or Fax (915) 860-1081.

20040504 TC8006 CITY OF EL PASO TAX OFFICE - ACCOUNT STATUS 095035

ACCOUNT 082099917800042 AMT DUE AS OF: 20040504 ROLL R ALT OWN  
UNITS:01 05 06 07 08 OMIT(-)/SEL(+)  
MARTINEZ, ALFREDO & DELIA N 56\*DETROITER \*10X32\*016-25  
4923 KNOX DR RENTAL  
E130TD10WP7690

EL PASO		TX 79904-3427		PARCEL ADDRESS		7361	ALAMEDA #V		
ACRES	.0000	YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	REM LEVY	FEEES	PAYMENTS	TOTAL DUE
2003	1552		46.94	01/29/2004			46.94		.00
2002	1552		46.40	01/31/2003			46.40		.00
2001	1552		45.69	01/23/2002			45.69		.00
2000	1552		44.77	01/26/2001			44.77		.00
1999	1086		31.16	01/27/2000			31.16		.00
1998	1086		32.01	01/27/1999			32.01		.00
1997	1803		50.96	01/16/1998			50.96		.00

TOTAL

.00

.00

.00

LAST PAYOR OWNER

PAGE TOTAL

.00

CUMULATIVE TOTAL

.00

ENTER NEXT ACCOUNT